

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

5/1/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

Thames-Cochrane Subdivision #1

Site Address:

Joe Mallisham Parkway at Toll Bridge, Tuscaloosa, Alabama 35406

Parcel ID:

63-31-09-30-3-001-001.017; 63-31-09-30-3-001-001.000

Total Acres to be Subdivided:

57 acres

Total Acreage Controlled by Owner:

172 acres

Number of Existing Lots:

2

Number of Proposed Lots:

3

Number of Existing Structures:

0

Number of Proposed Structures:

0

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Industrial

Proposed Land Use:

Industrial

Reason for Subdivision:

Increase the size of proposed Lot 1R and create proposed Lot 2.

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Jimmy Duncan

Property Owner Information:

Owner 1

Property Owner Name:

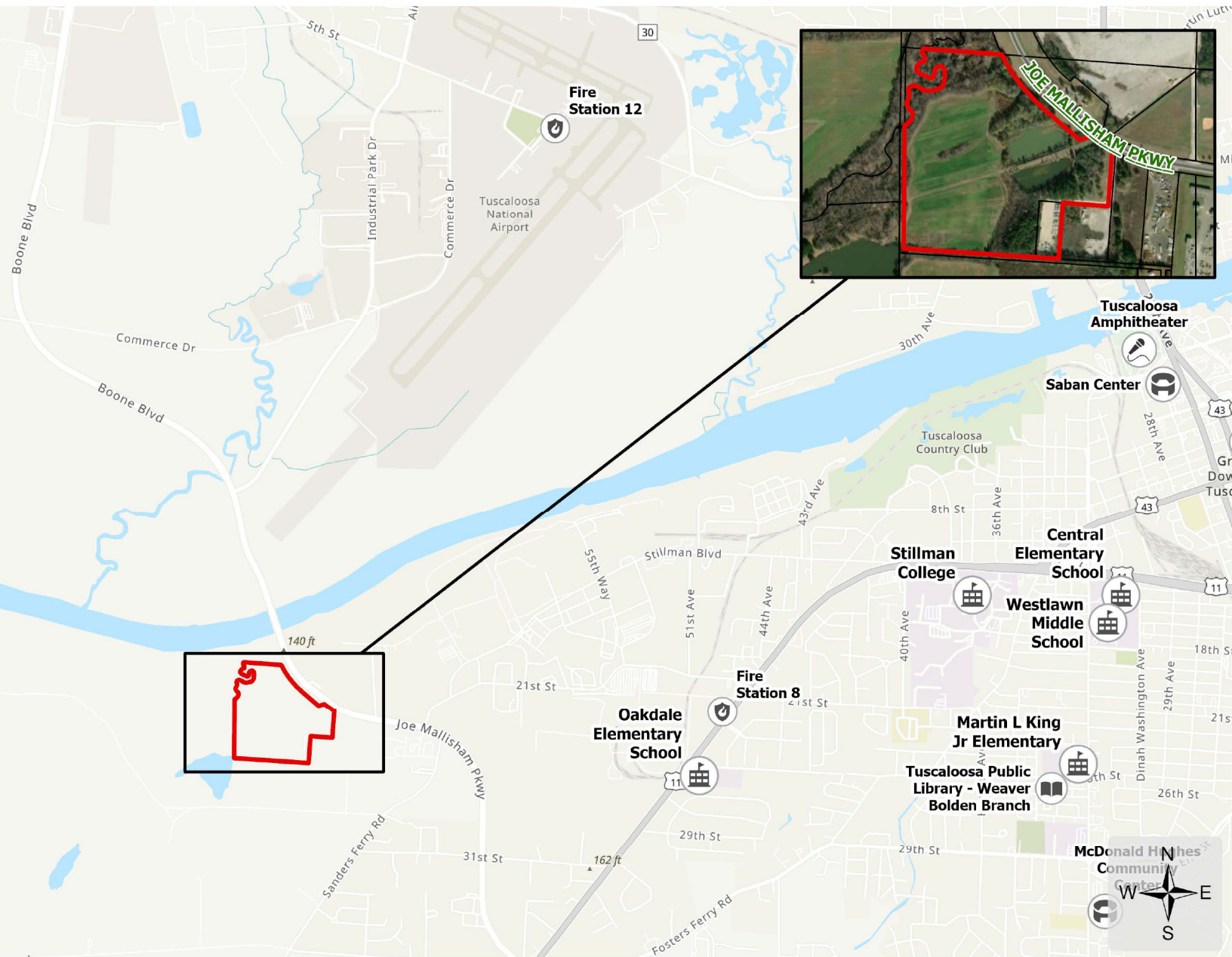
JMT, LLC PCC Tusk, LLC

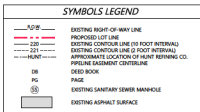
Owner 2

Property Owner Name:

Paula Tuscaloosa LLC







- OWNERS/DEVELOPERS:**
JMT, LLC & PCC TUSK, LLC
1506 UNIVERSITY BLVD
TUSCALOOSA, AL 35401
PAULA TUSCALOOSA, LLC
PO BOX 11386
MONTGOMERY, AL 36111

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PP1

PRELIMINARY SUBDIVISION P&T		DATE: 1/19/20	
NO.	REVISION	SUBDIVISION	
1	1-19-20		
REVISION #1: PER OWNER COMMENTS			

THAMES - COCHRANE
SUBDIVISION NO. 1

A RESURVEY OF LOT 1 COCHRANE UNPLANNED AND
SUBP. 2015, PG. 48 AND SURVEYED LAND
PART OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

DUNCAN & COKER ASSOCIATES
CIVIL ENGINEERING • SURVEYING • PLANNING
201 TOWNSENTER BOULEVARD
TUSCALOOSA, AL 35406
WWW.DUNCANCOKER.COM




6-19-20

VARIANCE REQUESTS

Project: Thames-Cochrane Subdivision #1

Date: July 29, 2026

1. **Minimum Street Frontage:** The applicant requests a variance from the requirement to provide minimum street frontage for proposed Lot 1R. Lot 1R is currently served by an access easement, which will also serve the resurveyed lot.
2. **Drainage Study:** The applicant requests a variance from the requirement to provide a drainage study. Other than expanding the existing semitrailer staging yard on proposed Lot 1R, at this time there are no other improvements proposed that would impact the existing storm drainage patterns.
3. **Master Plan Submission:** The applicant requests a variance from the requirement to submit a master plan. At this time, the applicant has no plans for future division of proposed Lot 3.
4. **Sidewalks Along Mallisham Parkway:** The applicant requests a variance from the requirement to construct sidewalks along Mallisham Parkway. There are currently no sidewalks along Mallisham Parkway.
5. **Drawing Scale**
The applicant requests a variance from the requirement to provide the Preliminary Subdivision Plat on a scale of not greater than 1"=100'
6. **Capped Sewer**
The applicant requests a variance from the requirement to construct capped sewers. The nearest sanitary sewer connection is located approximately 1.2 miles from the subject property. Please refer to the Sanitary Sewer Study for additional information.
7. **Half-Street Improvements Along Mallisham Parkway:** The applicant requests a variance from the requirement to construct half street improvements along Mallisham Parkway. Mallisham Parkway is an existing four-lane highway with adequate shoulder widths and roadside drainage.



Thames-Cochrane Subdivision No. 1 Sanitary Sewer Extension Study

July 28, 2026

Thames-Cochrane Subdivision No. 1 is a proposed three (3) subdivision located along the West side of Joe Mallisham Parkway directly adjacent to the tool booth. In order for this subdivision to connect to the City of Tuscaloosa sanitary sewer system, a sanitary sewer pumping station in the vicinity of the proposed subdivision would need to be constructed, and be connected to the nearest City of Tuscaloosa manhole by a pressurized force main. The closest known City of Tuscaloosa manhole (#3977A) is located on 31st Street, West of Sanders Ferry Road. This connection would require approximately 6,200 linear feet of force main to be installed along Joe Mallisham Parkway, Sanders Ferry Road, and 31st Street to the aforementioned existing manhole. At \$40 per linear foot of force main, and construction of a sanitary sewer pump station at approximately \$300,000, the estimated cost of this sanitary sewer extension would be on the order of \$550,000. Therefore, the use of on-site sewage disposal systems for each individual lot would be more feasible and realistic. The design and construction of the on-site sewage systems would be per City of Tuscaloosa and Tuscaloosa County Health Department ordinances and regulations.